

## MINI-STORAGE WAREHOUSES

PROPERTY NAME: \_\_\_\_\_

COUNTY \_\_\_\_ BOOK \_\_\_\_ MAP \_\_\_\_ PARCEL \_\_\_\_ (IF THIS IS AN ECONOMIC UNIT, LIST THE LEAD PARCEL)

TOTAL NUMBER OF UNITS: \_\_\_\_\_ RV / BOAT SPACES: \_\_\_\_\_ OTHER (DESCRIBE): \_\_\_\_\_

<u>UNIT SIZES</u>		<u>RENT PER MONTH</u>	<u>NUMBER OF UNITS</u>
_____ ft.	x _____ ft.	\$ _____	_____
_____ ft.	x _____ ft.	\$ _____	_____
_____ ft.	x _____ ft.	\$ _____	_____
_____ ft.	x _____ ft.	\$ _____	_____
_____ ft.	x _____ ft.	\$ _____	_____
_____ ft.	x _____ ft.	\$ _____	_____
_____ ft.	x _____ ft.	\$ _____	_____
_____ ft.	x _____ ft.	\$ _____	_____
_____ ft.	x _____ ft.	\$ _____	_____
_____ ft.	x _____ ft.	\$ _____	_____
_____ ft.	x _____ ft.	\$ _____	_____
_____ ft.	x _____ ft.	\$ _____	_____

Does manager live on site?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, give total square feet living area _____
Does owner live on site?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, give total square feet living area _____

**INCOME DATA SUMMARY:** Provide latest three year history.

	Last Year	Two Years Ago	Three Years Ago
	Year: _____	Year: _____	Year: _____
POTENTIAL GROSS INCOME (100% OCCUPANCY)	= \$ _____	\$ _____	\$ _____
VACANCY AND COLLECTION LOSS	- _____	- _____	- _____
ADJUSTED GROSS INCOME	= _____	_____	_____
OTHER INCOME (VEHICLE STORAGE, ETC.*)	+ _____	+ _____	+ _____
EFFECTIVE GROSS INCOME	= _____	_____	_____
TOTAL OF ALL EXPENSES	- _____	- _____	- _____
NET OPERATING INCOME	= \$ _____	\$ _____	\$ _____

\* OTHER INCOME INCLUDES STORAGE, DEFAULT AND LOCK SALES, BUT EXCLUDES TRUCK RENTAL INCOME.

ADDITIONAL INFORMATION / REMARKS:

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**NOTE:** You may submit any additional documents to support the income and expense information.

## MINI-STORAGE WAREHOUSE EXPENSE DATA

### PROVIDE THREE YEAR HISTORY

NOTE: FOR PROPER ANALYSIS, ALL EXPENSES REPORTED SHOULD BE THE **ACTUAL** INCURRED EACH YEAR.

**DISALLOWED EXPENSES:** DEPRECIATION, MORTGAGE DEBT SERVICE and PROPERTY TAX (effective tax rate will be added to the capitalization rate)

	Last Year Year: _____	Two Years Ago Year: _____	Three Years Ago Year: _____
<b><u>ACTUAL EXPENSES</u></b>			
ANNUAL INSURANCE	\$ _____	\$ _____	\$ _____
MANAGEMENT / AGENT FEES	_____	_____	_____
ADVERTISING / PROMOTION	_____	_____	_____
ADMINISTRATIVE / SALARIES	_____	_____	_____
GAS / ELECTRIC	_____	_____	_____
WATER / SEWER	_____	_____	_____
TELEPHONE	_____	_____	_____
BLDG. MAINTENANCE AND REPAIRS	_____	_____	_____
PARKING LOT AND COMMON AREA	_____	_____	_____
SERVICE CONTRACTS	_____	_____	_____
JANITORIAL	_____	_____	_____
SUPPLIES	_____	_____	_____
OTHER EXPENSE (DESCRIBE):			
_____	_____	_____	_____
_____	_____	_____	_____
<b><u>MAJOR REPLACEMENTS / REPAIRS</u></b> (From Pg. 3)	_____	_____	_____
<b>TOTAL OF ALL EXPENSES =</b>	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ _____</b>

**NOTE:** Attach any additional documents necessary to itemize expenses or replacements not sufficiently explained above.

		LAST YEAR			
MAJOR REPLACEMENT / REPAIRS	DATE	TOTAL COST	÷	AVG. LIFE (YRS)	= ANNUAL AMT.
HEATING / COOLING	_____	\$ _____	÷	_____	= \$ _____
ROOFING	_____	\$ _____	÷	_____	= \$ _____
FLOOR COVERINGS	_____	\$ _____	÷	_____	= \$ _____
APPLIANCES / WATER HEATER	_____	\$ _____	÷	_____	= \$ _____
PAINTING (MULTI-UNIT)	_____	\$ _____	÷	_____	= \$ _____
OTHERS					
(DESCRIBE: _____)	_____	\$ _____	÷	_____	= \$ _____
		TOTAL FOR LAST YEAR			= \$ _____

		TWO YEARS AGO			
MAJOR REPLACEMENT / REPAIRS	DATE	TOTAL COST	÷	AVG. LIFE (YRS)	= ANNUAL AMT.
HEATING / COOLING	_____	\$ _____	÷	_____	= \$ _____
ROOFING	_____	\$ _____	÷	_____	= \$ _____
FLOOR COVERINGS	_____	\$ _____	÷	_____	= \$ _____
APPLIANCES / WATER HEATER	_____	\$ _____	÷	_____	= \$ _____
PAINTING (MULTI-UNIT)	_____	\$ _____	÷	_____	= \$ _____
OTHERS					
(DESCRIBE: _____)	_____	\$ _____	÷	_____	= \$ _____
		TOTAL FOR TWO YEARS AGO			= \$ _____

		THREE YEARS AGO			
MAJOR REPLACEMENT / REPAIRS	DATE	TOTAL COST	÷	AVG. LIFE (YRS)	= ANNUAL AMT.
HEATING / COOLING	_____	\$ _____	÷	_____	= \$ _____
ROOFING	_____	\$ _____	÷	_____	= \$ _____
FLOOR COVERINGS	_____	\$ _____	÷	_____	= \$ _____
APPLIANCES / WATER HEATER	_____	\$ _____	÷	_____	= \$ _____
PAINTING (MULTI-UNIT)	_____	\$ _____	÷	_____	= \$ _____
OTHERS					
(DESCRIBE: _____)	_____	\$ _____	÷	_____	= \$ _____
		TOTAL FOR THREE YEARS AGO			= \$ _____

**NOTE:** Attach any additional documents necessary to itemize expenses or replacements not sufficiently explained above.